

1/15/2026 9:52:11 AM Autodesk Docs://AB003739 NaAC National accessArts Centre.DWG_2008687_AE_NaAC.rvt

MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY AB T2N 3G9



DRAWING LIST - ARCHITECTURAL DP

DP0.1 COVER SHEET
DP1.1 SITE CONTEXT PLAN
DP1.2 EXISTING SITE PLAN
DP1.3 SITE PLAN
DP1.4 SITE PLAN SERVICES
DP1.5 SITE PHOTOGRAPHS
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DP2.1 FLOOR PLAN - LEVEL 01
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DP4.7 EXTERIOR VIEWS
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DRAWING LIST - ELECTRICAL DP

DPE1.01 ELECTRICAL SITE PLAN
DPE1.02 SITE PHOTOMETRICS
DPE0.01 ELECTRICAL SITE DETAILS

DRAWING LIST - LANDSCAPE DP

DPL1.00 LANDSCAPE PLAN
DPL6.00 SITE DETAILS

DRAWING LIST - CIVIL DP

C-01 PRELIMINARY SERVING PLAN
C-02 PRELIMINARY GRADING PLAN

COVER SHEET DETAILED REVIEW 2 RESPONSE

03/17/2026

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MULTIDISCIPLINARY DISABILITY
COMMUNITY ARTS HUB (MDCAH)
2140 BROWNSEA DRIVE NW
CALGARY AB T2N 3G9



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COVER SHEET
DETAILED REVIEW 2 RESPONSE
03/17/2026

ISSUED FOR		
1	02/28/2025	ISSUED FOR DEVELOPMENT PERMIT
2	07/09/2025	DETAILED REVIEW 1 RESPONSE
3	01/14/2026	DETAILED REVIEW 2 RESPONSE

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SEAL

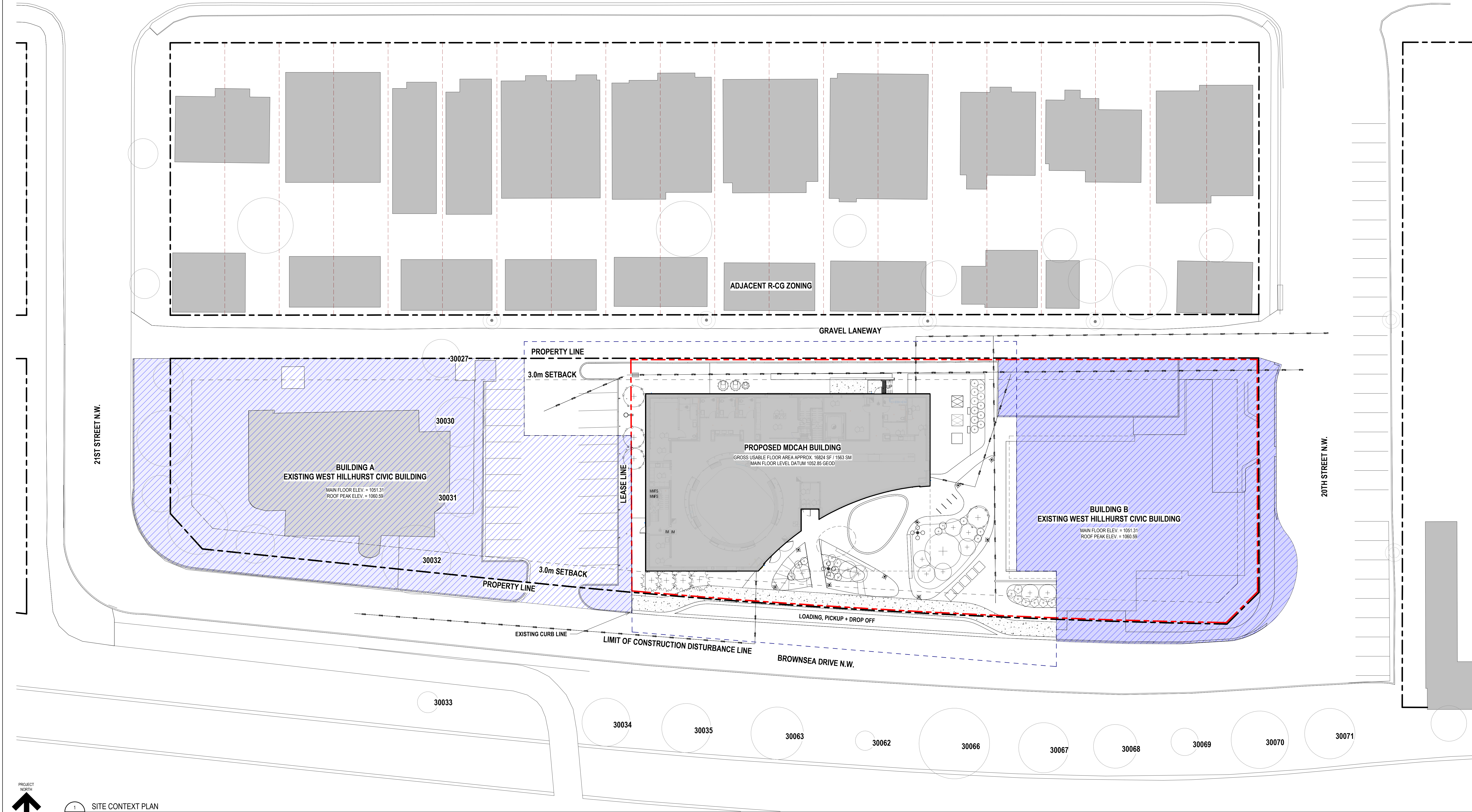
MULTIDISCIPLINARY
DISABILITY COMMUNITY
ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3G9

SITE CONTEXT PLAN

DRAWN: JJ / AE / JS
PLOT DATE: 11/15/2025 9:52:14 AM
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DP1.1



TREE LEGEND						
TREE #	SPECIES	NORTHING	EASTING	TRUNK	DRILINE	HEIGHT
30036	PICEA PUNGENS	5657021.67	-7665.92	0.650	5.030	9.05
30038	PICEA PUNGENS	5657021.88	-7676.32	0.580	4.860	7.86
30040	POPULUS	5657034.86	-7671.40	0.670	13.300	14.54
30043	SALIX PENTANDRA	5657053.87	-7664.36	0.150	12.120	9.76
30051	POPULUS	5657024.23	-7648.81	0.620	8.9100	13.40
30054	POPULUS	5657038.77	-7648.96	0.250	8.880	16.63
30056	POPULUS	5657041.77	-7626.56	0.250	17.210	19.99
30058	POPULUS	5657030.82	-7625.92	0.540	9.040	16.05

SITE LEGEND	
	INDICATES AREA NOT IN SCOPE
	PROPERTY LINE
	LEASE LINE
	LIMIT OF CONSTRUCTION DISTURBANCE
	EXISTING WATER HYDRANT
	EXISTING SIGN POST
	MANHOLE
	LIGHT BOLLARD
	FIRE HYDRANT BY OTHERS
	WATER VALVE
	EXISTING LIGHT POST
	EXISTING POWER POLE

- SITE PLAN GENERAL NOTES**
- REFER TO LANDSCAPE DRAWINGS FOR NEW SURFACE FINISHES
 - FOR ALL LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS
 - REFER TO LANDSCAPE DRAWINGS FOR ALL BICYCLE PARKING DETAILS AND ADDITIONAL INFORMATION
 - FOR EXISTING AND PROPOSED UTILITIES AND SERVICE CONNECTIONS REFER TO SITE SERVING PLAN
 - FOR PROPOSED GRADES REFER TO CIVIL DRAWINGS
 - ALL GRADES SHOWN ARE PROPOSED, CURRENT EXISTING GRADES DO NOT HAVE ANY RELEVANCE TO DEVELOPMENT FINISHED GRADES
 - FOR HARD LANDSCAPE AND PEDESTRIAN CIRCULATION DETAILS REFER TO LANDSCAPE PLANS
 - ALL ELEMENTS IN PLAN PROPOSED UNLESS OTHERWISE NOTED
 - ALL SOFT LANDSCAPING AREAS TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM
 - REFER TO SITE DEMOLITION PLAN LEVEL 1 FOR DEMO SCOPE

SITE SUMMARY AND LAND USE			
LEGAL DESCRIPTION		MUNICIPAL ADDRESS	
PLAN 4118JK / BLOCK 5 / LOT:		2140 BROWNSEA DRIVE NW CALGARY, AB T2N 3G9	
BYLAW ANALYSIS			
PROJECT DESCRIPTION:		THE MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH) PROJECT INCLUDES THE CONSTRUCTION OF A NEW BUILDING ON A PARKING LOT OF A PARCEL SHARED WITH TWO (2) OTHER BUILDINGS. IN ADDRESSING ISSUES AROUND SERVICING ANOTHER BUILDING ON A SHARED SITE, WORK INCLUDES SIGNIFICANT SITE UTILITY, TRANSFORMER UPGRADES AND OFFSITE ENHANCEMENTS.	
GOVERNING BYLAW:		BYLAW JP2007	LAND USE ZONING: S-CS
AUTHORITY HAVING JURISDICTION:		CITY OF CALGARY	
APPLICATION NUMBER:		PE2024-00996	
PERMITTED AND DISCRETIONARY USES:	EXISTING USE:	COMMUNITY RECREATION FACILITY	BYLAW JP2007, PART 9, DIV 4, 1034 (B)
	PROPOSED USE:	COMMUNITY RECREATION FACILITY	
	DISCRETIONARY USE:	KIOSK	
REQUIRED SETBACKS (m):	BROWNSEA DR NW	3.0m	BYLAW JP2007, PART 9, DIV 4, 1037
	LANEWAY	3.0m	
USE AREA:		THE FOLLOWING USES DO NOT HAVE A MAXIMUM USE AREA:	
COMMUNITY RECREATION FACILITY			

AREA OF LOT:	5,008 m²
AREA OF LEASED PARCEL:	3,105 m²
EXISTING BUILDING FOOTPRINTS:	BUILDING A: 457m² BUILDING B: 658m²
GROSS FLOOR AREA:	1563 m² / 16824 ft²
FLOOR AREA RATIO (FAR):	NO FAR REQUIREMENT
SITE COVERAGE: NO MAXIMUM COVERAGE	
BUILDING HEIGHT:	10.7 m / NO MAXIMUM BUILDING HEIGHT
BICYCLE PARKING:	REQUIRED: 0 BICYCLE PARKING - CLASS 1 1.0 BICYCLE PARKING - CLASS 2 PER 250.0 SQM OF GFA (7 STALLS)
	PROVIDED: EIGHT (8) BICYCLE PARKING - CLASS 2
MOTOR VEHICLE PARKING:	REQUIRED: --
	PROVIDED: 28 STALLS* (6 WITHIN LEASE LINE NORTH OF BUILDING B)
BARRIER FREE PARKING:	REQUIRED: 4.0 STALLS PER 100.0 m² GROSS USABLE FLOOR AREA
	PROVIDED: 2 STALLS* (2 WITHIN LEASE LINE NORTH OF BUILDING B) *REFER TO TRAFFIC IMPACT ASSESSMENT AND PARKING STUDY
TOTAL PARKING ON SITE:	30 STALLS (8 WITHIN PROPERTY LINE)
LOADING STALL PARKING:	REQUIRED: 1.0 LOADING STALLS PER 9300.0 m² OF GROSS FLOOR AREA (1 STALL)
	PROVIDED: 1 LOADING STALL WITHIN PICK-UP/DROP-OFF ZONE

ISSUED FOR

- 1 02/28/2025 ISSUED FOR DEVELOPMENT PERMIT
2 07/09/2025 DETAILED REVIEW 1 RESPONSE
3 01/14/2026 DETAILED REVIEW 2 RESPONSE

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SEAL

MULTIDISCIPLINARY
DISABILITY COMMUNITY
ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3G9

EXISTING SITE PLAN

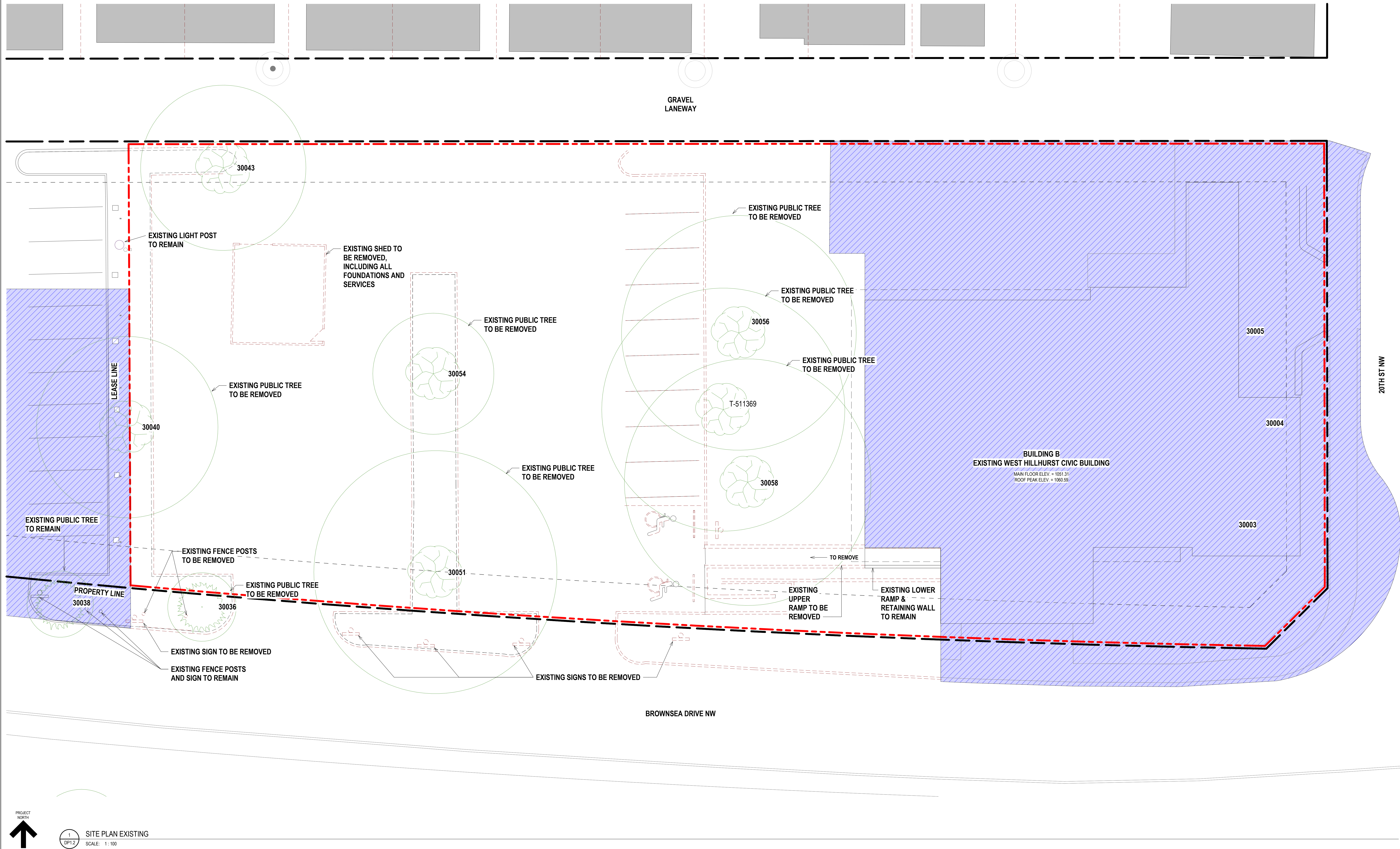
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DP1.2

AB003739 - 2008687

Autodesk Docs/AB003739/NaAC National access/Arts
Contract/CLD_2008687_AR_NaAC.rvt



PROJECT NORTH
1 SITE PLAN EXISTING
SCALE: 1:100

TREE LEGEND							
TREE #	SPECIES	NORTHING	EASTING	TRUNK	DRIPLINE	HEIGHT	STATUS
30036	PICEA PUNGENS	5657021.67	-7665.92	0.650	5.030	9.05	TO BE REMOVED
30038	PICEA PUNGENS	5657021.88	-7676.32	0.580	4.860	7.86	TO REMAIN
30040	POPULUS	5657034.86	-7671.40	0.670	13.300	14.54	TO BE REMOVED
30043	SALIX PENTANDRA	5657063.87	-7684.36	0.150	12.120	9.76	TO BE REMOVED
30051	POPULUS	5657024.23	-7648.81	0.620	8.9100	13.40	TO BE REMOVED
30054	POPULUS	5657038.77	-7648.96	0.250	8.880	16.63	TO BE REMOVED
30056	POPULUS	5657041.77	-7626.56	0.250	17.210	19.99	TO BE REMOVED
30058	POPULUS	5657030.82	-7625.92	0.540	9.040	16.05	TO BE REMOVED
T-511369	POPULUS	N/A	N/A	0.460	10.00	N/A	TO BE REMOVED

SITE LEGEND	
	INDICATES AREA NOT IN SCOPE
	PROPERTY LINE
	LEASE LINE
	LIMIT OF CONSTRUCTION DISTURBANCE
	EXISTING WATER HYDRANT
	EXISTING SIGN POST
	MANHOLE
	LIGHT BOLLARD
	FIRE HYDRANT BY OTHERS
	WATER VALVE
	EXISTING LIGHT POST
	EXISTING POWER POLE

- SITE PLAN GENERAL NOTES**
- REFER TO LANDSCAPE DRAWINGS FOR NEW SURFACE FINISHES
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 - REFER TO SITE DEMOLITION PLAN LEVEL 1 FOR DEMO SCOPE

SITE SUMMARY AND LAND USE		
LEGAL DESCRIPTION		MUNICIPAL ADDRESS
PLAN A118/K / BLOCKS / LOT:		2140 BROWNSEA DRIVE NW CALGARY, AB T2N 3G9
BYLAW ANALYSIS		
PROJECT DESCRIPTION: THE MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH) PROJECT INCLUDES THE CONSTRUCTION OF A NEW BUILDING ON A PARKING LOT OF A PARCEL SHARED WITH TWO (2) OTHER BUILDINGS. IN ADDRESSING ISSUES AROUND SERVICING ANOTHER BUILDING ON A SHARED SITE, WORK INCLUDES SIGNIFICANT SITE UTILITY, TRANSFORMER UPGRADES AND OFFSITE ENHANCEMENTS.		
GOVERNING BYLAW:	BYLAW_IP2007	LAND USE ZONING: S-CS
AUTHORITY HAVING JURISDICTION:	CITY OF CALGARY	
APPLICATION NUMBER:	PE2024-00995	
PERMITTED AND DISCRETIONARY USES:	EXISTING USE:	COMMUNITY RECREATION FACILITY
	PROPOSED USE:	COMMUNITY RECREATION FACILITY
REQUIRED SETBACKS (m):	DISCRETIONARY USE:	KIOSK
	BROWNSEA DR NW	REQUIRED: 3.0m PROVIDED: 3.0m
USE AREA: THE FOLLOWING USES DO NOT HAVE A MAXIMUM USE AREA:		BYLAW_IP2007, PART 3, DIV 4, 1034 (B) BYLAW_IP2007, PART 3, DIV 4, 1037 BYLAW_IP2007, PART 3, DIV 6, 121.1, TABLE 1.2
COMMUNITY RECREATION FACILITY		

AREA OF LOT:	5,008 m²	
AREA OF LEASED PARCEL:	3,105 m²	
EXISTING BUILDING FOOTPRINTS:	BUILDING A: 457m² BUILDING B: 658m²	
GROSS FLOOR AREA:	1563 m² / 16824 m²	
FLOOR AREA RATIO (FAR):	NO FAR REQUIREMENT	
SITE COVERAGE:	NO MAXIMUM COVERAGE	
BUILDING HEIGHT:	10.7 m / NO MAXIMUM BUILDING HEIGHT	
BICYCLE PARKING:	REQUIRED: 0 BICYCLE PARKING - CLASS 1 10 BICYCLE PARKING - CLASS 2 PER 250.0 SQM OF GFA (7 STALLS) PROVIDED: EIGHT (8) BICYCLE PARKING - CLASS 2	BYLAW_IP2007, PART 4, DIV 2, 169.48P2020 (b), (4)
MOTOR VEHICLE PARKING:	REQUIRED: -- PROVIDED: 28 STALLS* (8 WITHIN LEASE LINE NORTH OF BUILDING B)	
BARRIER FREE PARKING:	REQUIRED: 4 (0) STALLS PER 100.0 m² GROSS USABLE FLOOR AREA 2 STALLS* (2 WITHIN LEASE LINE NORTH OF BUILDING B) *REFER TO TRAFFIC IMPACT ASSESSMENT AND PARKING STUDY	BYLAW_IP2007, PART 3, DIV 6, 121.1, TABLE 1.2
TOTAL PARKING ON SITE:	30 STALLS (8 WITHIN PROPERTY LINE)	
LOADING STALL PARKING:	REQUIRED: 1 (0) LOADING STALLS PER 900.0 m² OF GROSS FLOOR AREA (1 STALL) PROVIDED: 1 LOADING STALL, WITHIN PICKUP DROP-OFF ZONE	BYLAW_IP2007, PART 3, DIV 6, 123 (b), (5) 20P2017

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SEAL

MULTIDISCIPLINARY
DISABILITY COMMUNITY
ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3G9

SITE PLAN

DRAWN: JJ / AE / JS

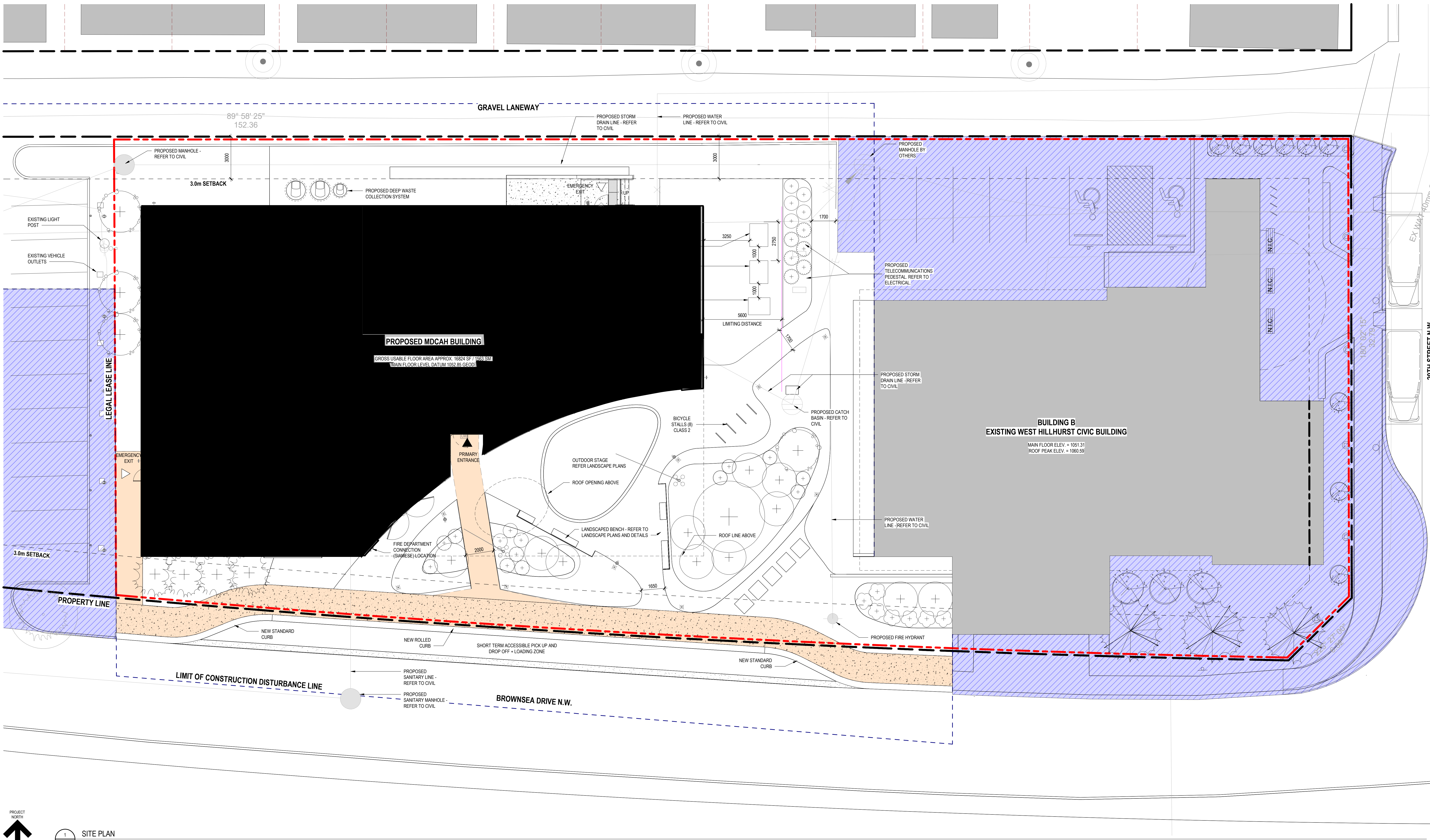
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DP1.3

AB003739 - 2008687

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Contract/CLG_2008687_AR_NaAC.rvt



1 SITE PLAN
SCALE: 1:100

SITE LEGEND

- INDICATES AREA NOT IN SCOPE
- PROPERTY LINE
- LEASE LINE
- LIMIT OF CONSTRUCTION DISTURBANCE
- EXISTING WATER HYDRANT
- EXISTING SIGN POST
- MANHOLE
- LIGHT BOLLARD
- FIRE HYDRANT BY OTHERS
- WATER VALVE
- EXISTING LIGHT POST
- EXISTING POWER POLE

SITE PLAN GENERAL NOTES

- REFER TO LANDSCAPE DRAWINGS FOR NEW SURFACE FINISHES
- FOR ALL LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS
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SITE SUMMARY AND LAND USE

LEGAL DESCRIPTION		MUNICIPAL ADDRESS	
PLAN 4118.6 / BLOCK 5 / LOT:		2140 BROWNSEA DRIVE NW CALGARY, AB T2N 3G9	
BYLAW ANALYSIS			
PROJECT DESCRIPTION: THE MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH) PROJECT INCLUDES THE CONSTRUCTION OF A NEW BUILDING ON A PARKING LOT OF A PARCEL SHARED WITH TWO (2) OTHER BUILDINGS. IN ADDRESSING ISSUES AROUND SERVICING ANOTHER BUILDING ON A SHARED SITE, WORK INCLUDES SIGNIFICANT SITE UTILITY, TRANSFORMER UPGRADES AND OFFSITE ENHANCEMENTS.			
GOVERNING BYLAW:	BYLAW_IP2007	LAND USE ZONING:	S-CS
AUTHORITY HAVING JURISDICTION:	CITY OF CALGARY		
APPLICATION NUMBER:	PE2024-00996		
PERMITTED AND DISCRETIONARY USES:	EXISTING USE:	COMMUNITY RECREATION FACILITY	BYLAW_IP2007, PART 9, DIV 4, 1034 (B)
	PROPOSED USE:	COMMUNITY RECREATION FACILITY	
	DISCRETIONARY USE:	KIOSK	
REQUIRED SETBACKS (m):	BROWNSEA DR NW	3.0m	BYLAW_IP2007, PART 9, DIV 4, 1037
	LANEWAY	3.0m	
USE AREA:	THE FOLLOWING USES DO NOT HAVE A MAXIMUM USE AREA:		
	COMMUNITY RECREATION FACILITY		

AREA OF LOT:	5,008 m ²
AREA OF LEASED PARCEL:	3,105 m ²
EXISTING BUILDING FOOTPRINTS:	BUILDING A: 457m ² BUILDING B: 658m ²
GROSS FLOOR AREA:	1563 m ² / 16824 R ²
FLOOR AREA RATIO (FAR):	NO FAR REQUIREMENT
SITE COVERAGE:	NO MAXIMUM COVERAGE
BUILDING HEIGHT:	10.7 m / NO MAXIMUM BUILDING HEIGHT
BICYCLE PARKING:	REQUIRED: 0 BICYCLE PARKING - CLASS 1 1.0 BICYCLE PARKING - CLASS 2 PER 250.0 SQM OF GFA (7 STALLS) PROVIDED: EIGHT (8) BICYCLE PARKING - CLASS 2
MOTOR VEHICLE PARKING:	REQUIRED: -- 28 STALLS* (6 WITHIN LEASE LINE NORTH OF BUILDING B) PROVIDED: 28 STALLS
BARRIER FREE PARKING:	REQUIRED: 4.0 STALLS PER 100.0 m ² GROSS USABLE FLOOR AREA 2 STALLS* (2 WITHIN LEASE LINE NORTH OF BUILDING B) *REFER TO TRAFFIC IMPACT ASSESSMENT AND PARKING STUDY PROVIDED: 2 STALLS (8 WITHIN PROPERTY LINE)
TOTAL PARKING ON SITE:	30 STALLS
LOADING STALL PARKING:	REQUIRED: 1.0 LOADING STALLS PER 9300.0 m ² OF GROSS FLOOR AREA (1 STALL) PROVIDED: 1 LOADING STALL, WITHIN PICK-UP/DROP-OFF ZONE



1 - SE PERSPECTIVE (PARCEL)



2 - SE PERSPECTIVE (LIMIT OF WORK)



3 - SW PERSPECTIVE (LIMIT OF WORK)



4 - SW PERSPECTIVE (PARCEL)



5 - NW PERSPECTIVE (PARCEL)



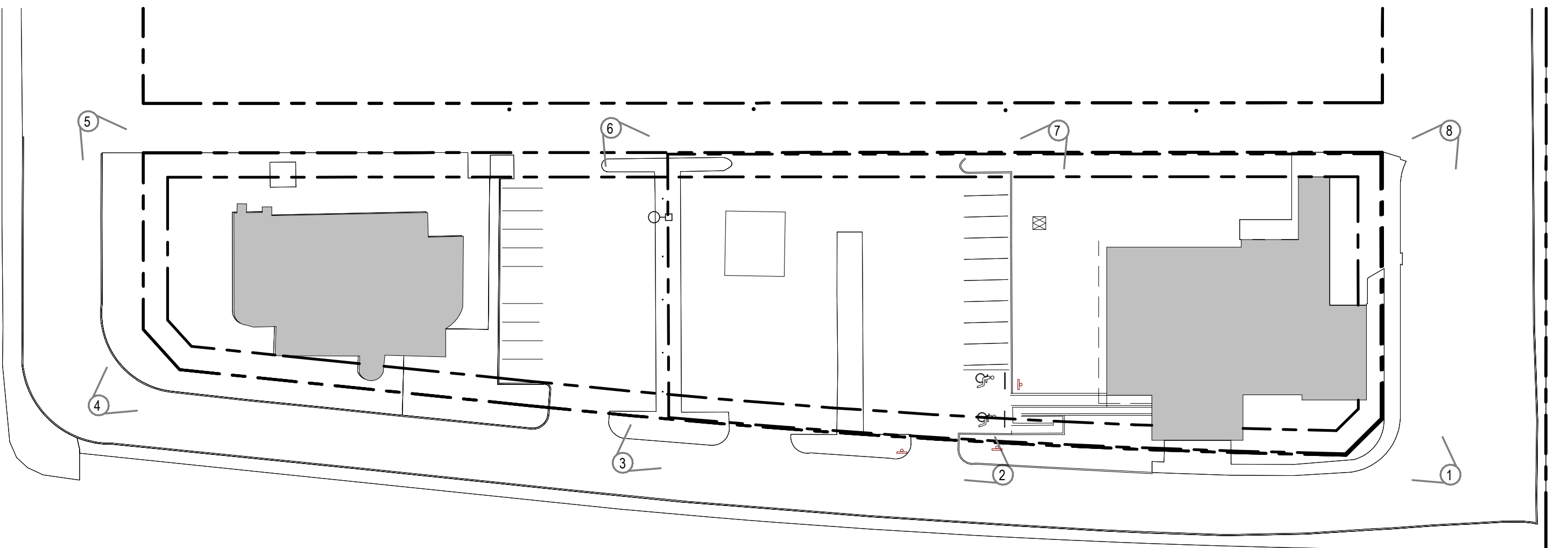
6 - NW PERSPECTIVE (LIMIT OF WORK)



7 - NE PERSPECTIVE (LIMIT OF WORK)



8 - NE PERSPECTIVE (PARCEL)



1 SITE PHOTO KEY PLAN
SCALE: 1:500

ISSUED FOR

- | | | |
|---|------------|-------------------------------|
| 1 | 02/28/2025 | ISSUED FOR DEVELOPMENT PERMIT |
| 2 | 07/09/2025 | DETAILED REVIEW 1 RESPONSE |
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ELECTRICAL ENGINEER

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SITE PHOTOGRAPHS

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PLOT DATE: 11/15/2025 9:52:24 AM

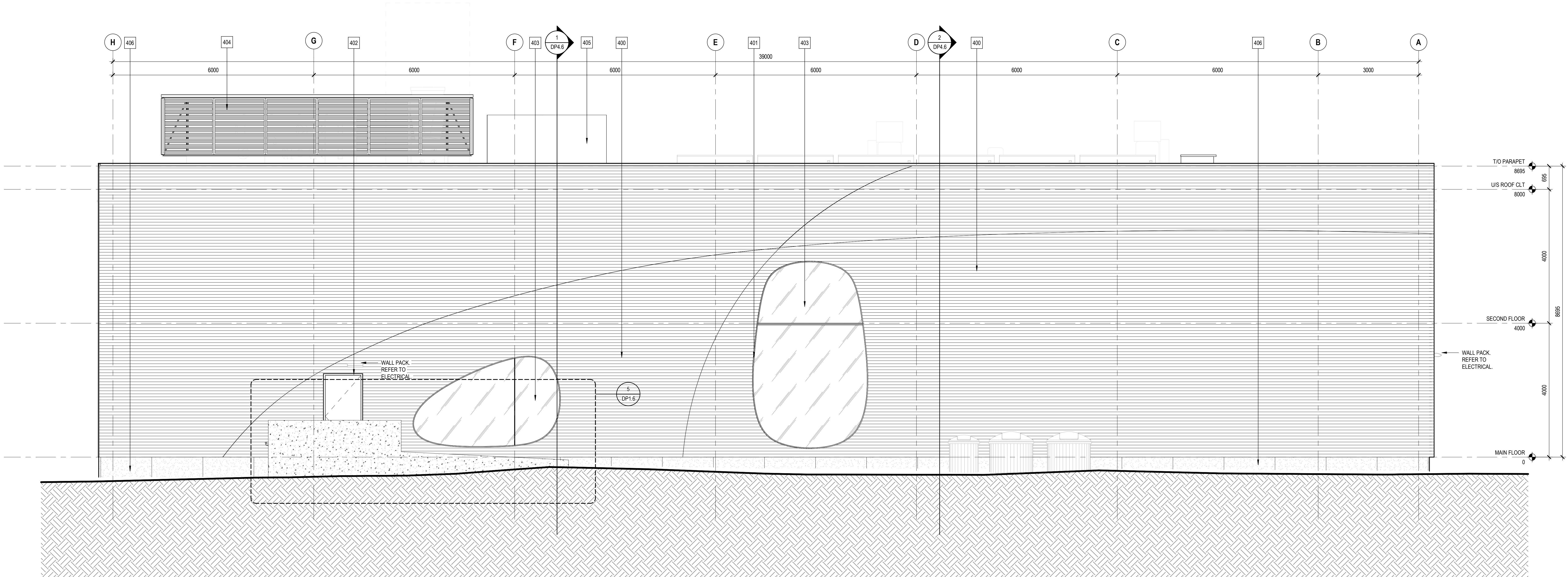
DP1.5

EXTERIOR FINISH LEGEND	
KEYNOTE	DESCRIPTION
400	TREATED WOOD CLADDING, 2" X 1" RHOMBUS PROFILE
401	STAINLESS STEEL PANEL
402	STAINLESS STEEL METAL DOOR PANEL AND FRAME
403	TRIPLE GLAZED WINDOW UNIT
404	METAL SCREENING - YELLOW
405	METAL CLADDING - YELLOW
406	PRE-CAST CONCRETE PANEL

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1
DP4.1
EXTERIOR ELEVATION - NORTH
SCALE: 1:50

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EXTERIOR ELEVATION
- NORTH

DRAWN: JJ / AE / JS
PLOT DATE: 11/5/2025 9:52:31 AM

CHECKED: RC

DP4.1

AB003739 - 2008687

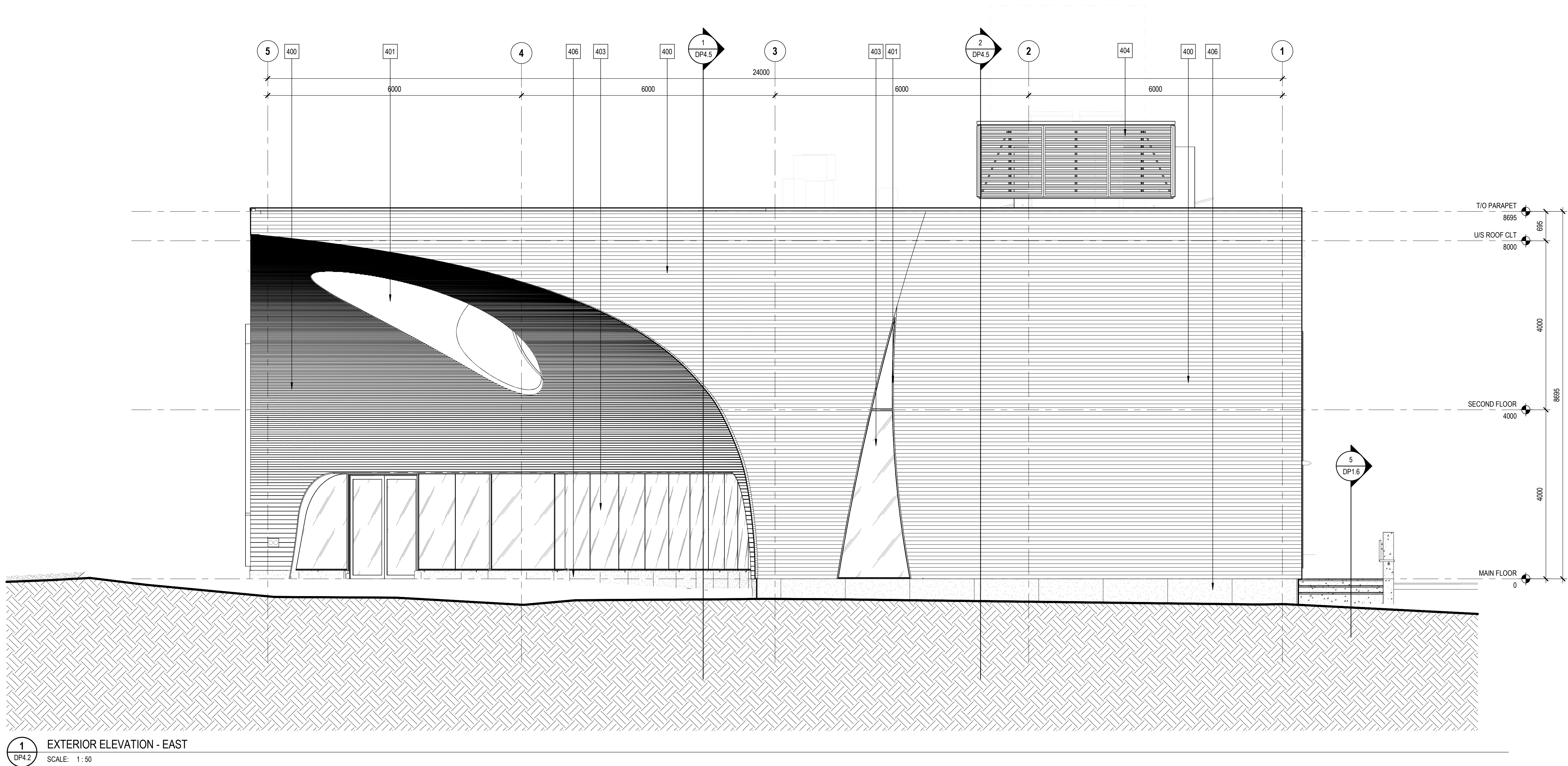
Autodesk Docs\AB003739 NaAC National accessArts
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EXTERIOR FINISH LEGEND	
KEYNOTE	DESCRIPTION
400	TREATED WOOD CLADDING, 2" X 1" RHOMBUS PROFILE
401	STAINLESS STEEL PANEL
403	TRIPLE GLAZED WINDOW UNIT
404	METAL SCREENING - YELLOW
406	PRE-CAST CONCRETE PANEL

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**EXTERIOR ELEVATION
- EAST**

DRAWN: JJ / AE / JS CHECKED: RC
PLOT DATE: 11/5/2025 9:52:37 AM

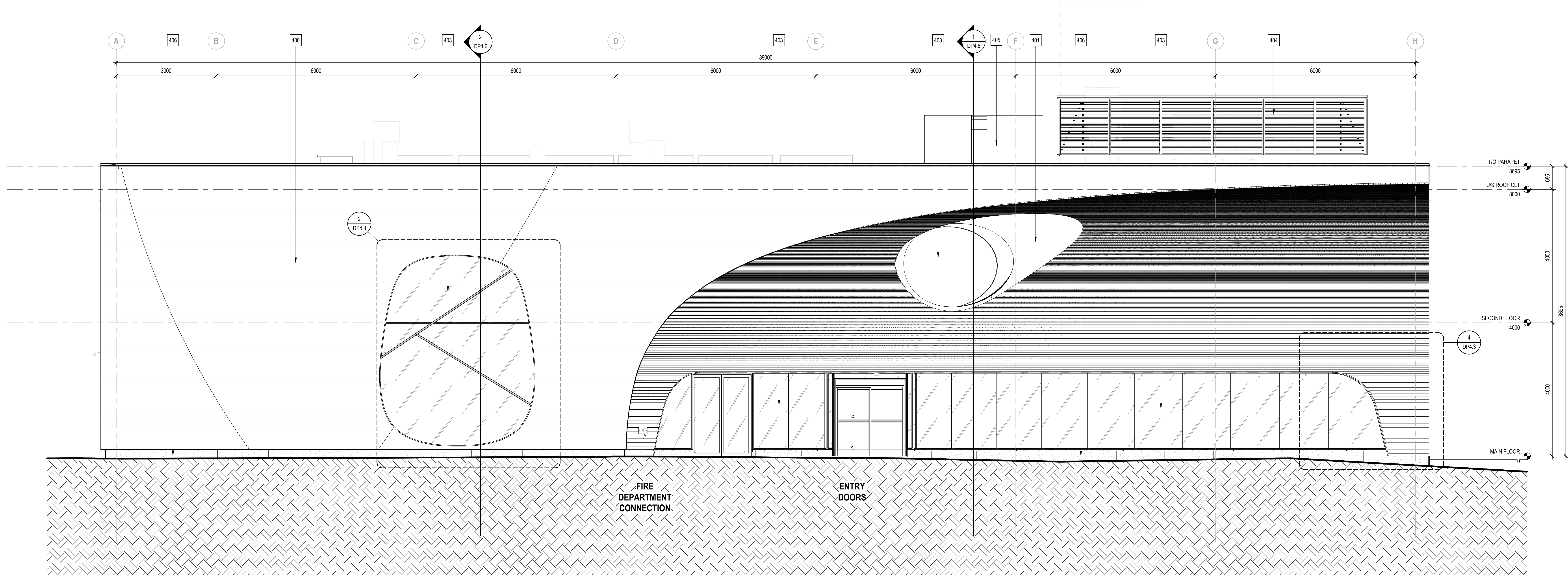
DP4.2

EXTERIOR FINISH LEGEND	
KEYNOTE	DESCRIPTION
400	TREATED WOOD CLADDING, 2" X 1" RHOMBUS PROFILE
401	STAINLESS STEEL PANEL
403	TRIPLE GLAZED WINDOW UNIT
404	METAL SCREENING - YELLOW
405	METAL CLADDING - YELLOW
406	PRE-CAST CONCRETE PANEL

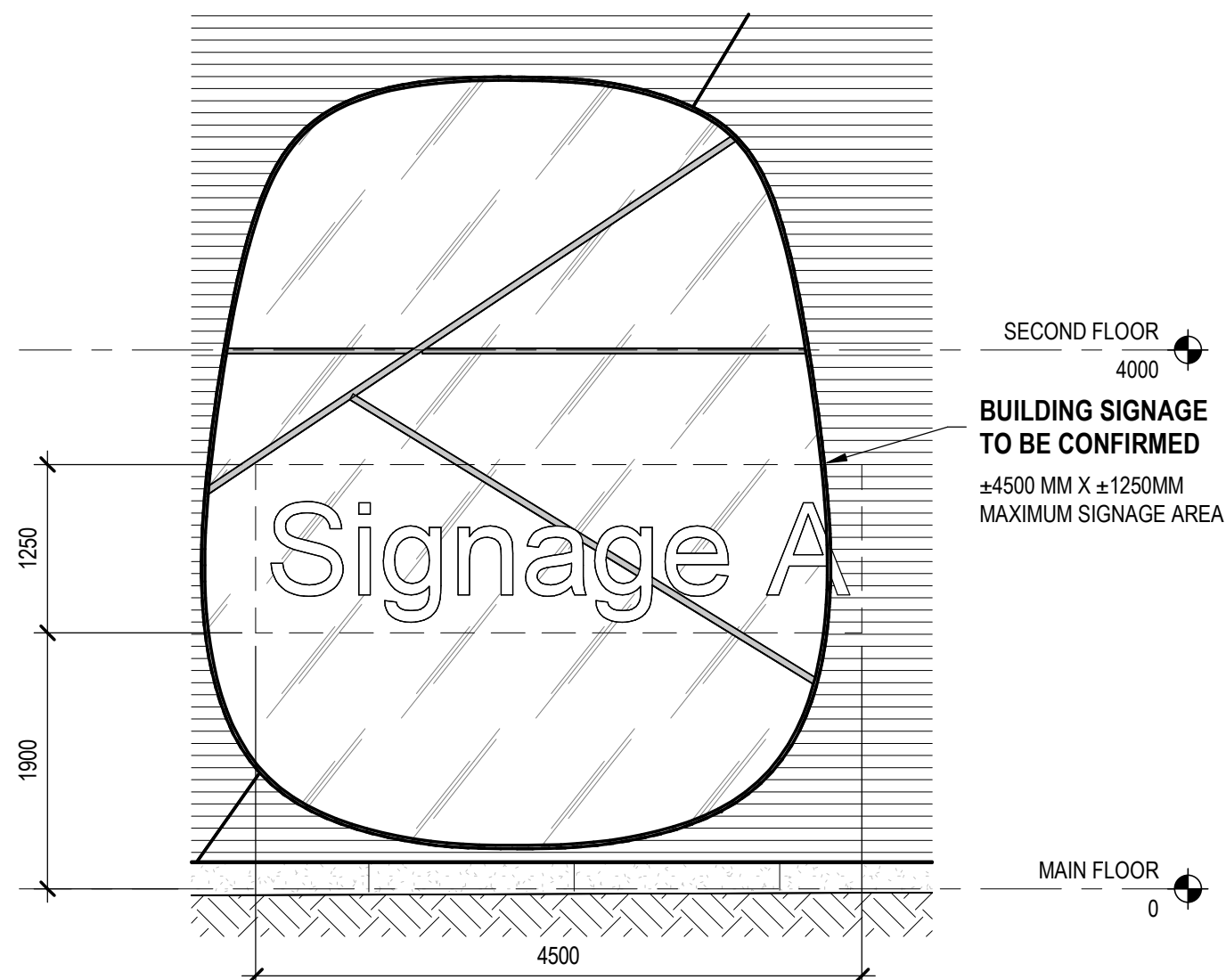
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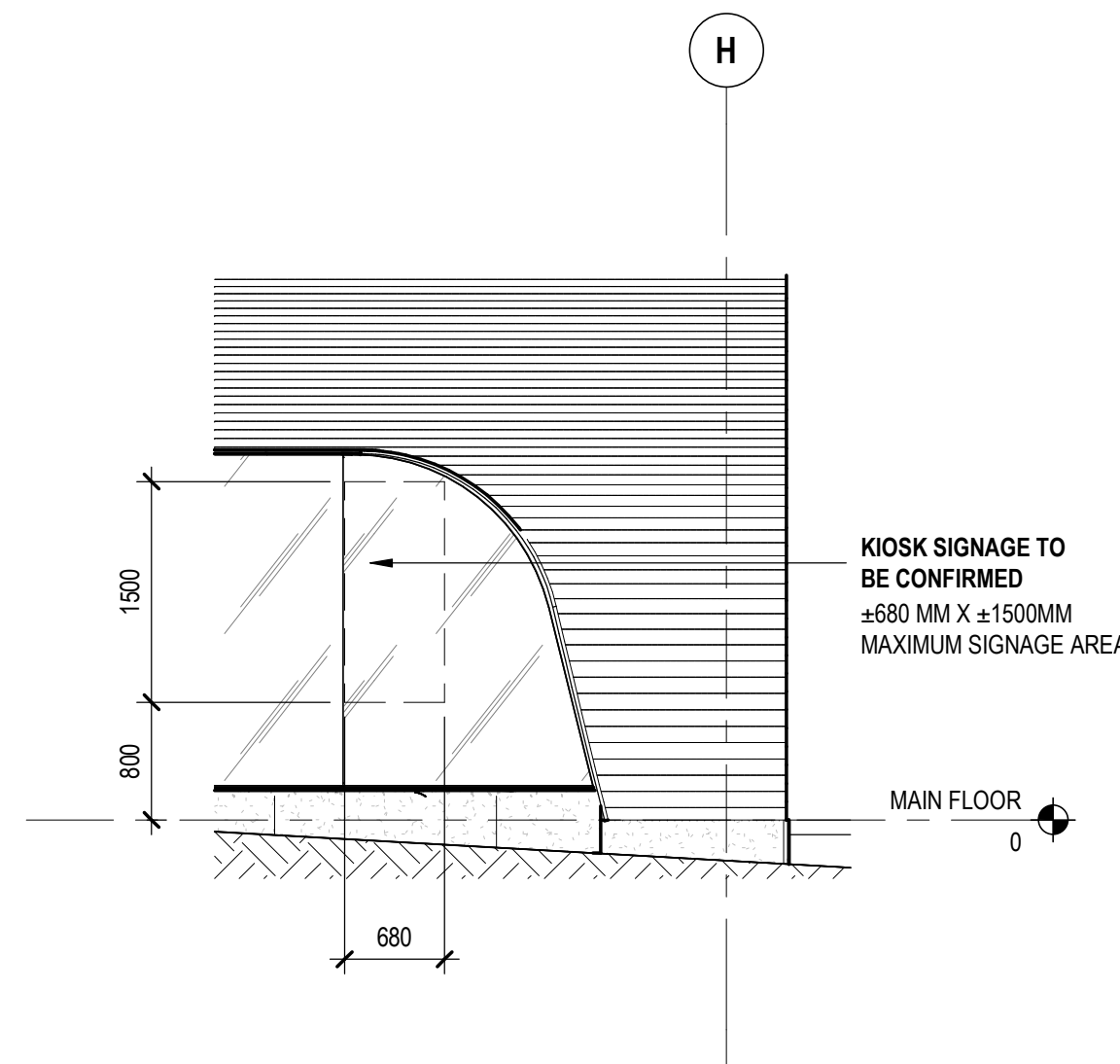
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1
DP4.3
EXTERIOR ELEVATION - SOUTH
SCALE: 1:50



2
DP4.3
SOUTH ELEVATION - PRIMARY SIGNAGE OPTION A
SCALE: 1:50



4
DP4.3
SOUTH ELEVATION - KIOSK SIGNAGE
SCALE: 1:50

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EXTERIOR ELEVATION
- SOUTH

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PLOT DATE: 11/5/2025 9:52:44 AM

CHECKED: RC

DP4.3

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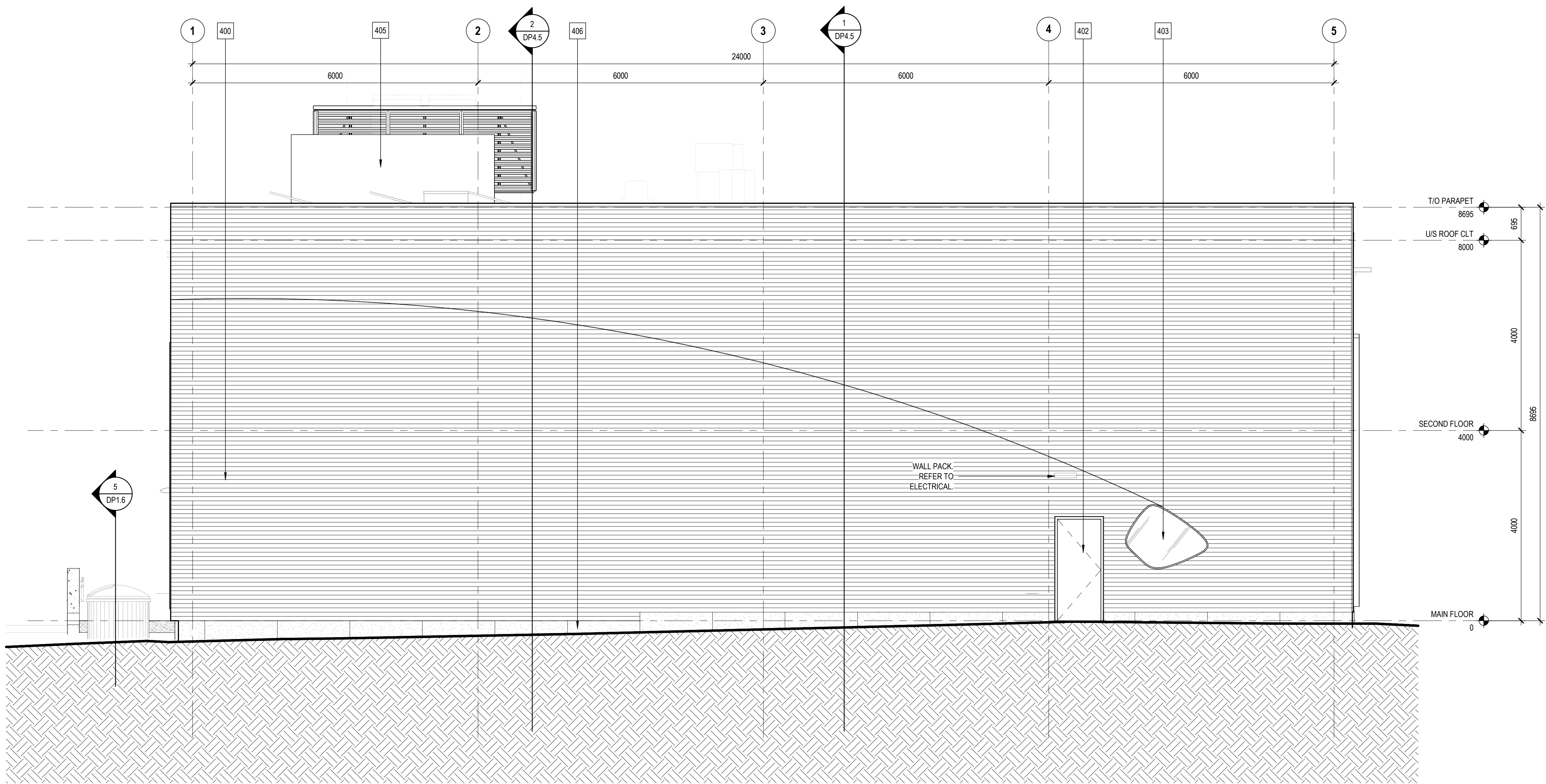
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EXTERIOR FINISH LEGEND	
KEYNOTE	DESCRIPTION
400	TREATED WOOD CLADDING: 2" X 1" RHOMBUS PROFILE
402	STAINLESS STEEL METAL DOOR PANEL AND FRAME
403	TRIPLE GLAZED WINDOW UNIT
405	METAL CLADDING - YELLOW
406	PRE-CAST CONCRETE PANEL

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1 DP4.4 EXTERIOR ELEVATION - WEST
SCALE: 1:50

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**EXTERIOR ELEVATION
- WEST**

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PLOT DATE: 1/15/2026 9:52:47 AM

DP4.4

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EXTERIOR VIEWS

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DP4.7



1 SOUTH ELEVATION RENDER
DP4.7 SCALE: N.T.S



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EXTERIOR VIEWS

DRAWN: JJ / AE / JS
PLOT DATE: 11/5/2025 9:52:58 AM
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DP4.8



1
DP4.9
EXTERIOR VIEW FROM PEDESTRIAN OVERPASS
SCALE: N.T.S.

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